

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**SB 224 - HB 232**

April 5, 2019

**SUMMARY OF BILL:** Requires the Tennessee Housing Development Agency (THDA) to create and maintain a registry, available to landlords, of tenants evicted by the execution of a writ of possession (WOP).

**ESTIMATED FISCAL IMPACT:**

**Decrease Local Revenue – Exceeds \$300**

Assumptions:

- Currently, a landlord or member of the public would be required to pay a record request fee to the local county clerk for whom the WOP was executed to obtain court records of a tenant.
- A per page printed cost of \$0.15 for requested records, pursuant to Tenn. Code Ann. §8-4-604(a)(1), the Office of Open Records Counsel reasonable fee schedule.
- An estimated average WOP record length of four pages.
- Based on information provided by county clerks, it is estimated a total of 58,147 WOP were executed in Tennessee during 2018.
- The proposed legislation would require the THDA to retain a WOP registry for free on their website.
- Landlords currently requesting a WOP record is estimated to be at least one percent.
- A recurring decrease in local revenue, due to landlords having access to WOP records online, estimated to exceed \$349  $[(58,147 \times 1.0\%) \times (\$0.15 \times 4)]$ .
- It is estimated the local county records custodian or county clerk could provide information to the THDA when a writ of possession is executed within existing resources.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner".

Krista Lee Carsner, Executive Director

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